



## GRAND OAK I

860 BLUE GENTIAN ROAD, EAGAN, MN 55121

### DESCRIPTION

Constructed: 1999  
County: Dakota  
Zoning: Business park

### STRUCTURE

Size: 100,703 rsf; three stories with partial lower level  
Ceiling: 9'

### TRANSPORTATION

Highway: Just SE of I-494/I-35E intersection; easy access to Highways 55 and 149  
Airport: Five minutes from Minneapolis-St. Paul International Airport  
Parking: Surface and garage; 5.9 spaces per 1,000 sf

### ELEVATORS

Passenger: One  
Freight: One  
Loading Dock: Adjacent to parking garage

### BUILDING SYSTEMS

HVAC: Variable Air Volume (VAV)  
Electrical: 3,500 amps with 480/277 volt service  
Fire Safety: 100% sprinklered with wet system for office area, dry for underground parking  
Security: Card-key access after hours

### AMENITIES

Conference rooms	Vending lounge
Fitness centers	Patios and outdoor seating
Locker rooms with showers	Nine-hole putting green
Tenant storage space	On-mile bituminous walking trail